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**18**

115 South Road, Waterloo, Liverpool L22 0LT

GUIDE PRICE **£125,000+**\*

VACANT COMMERCIAL

### Description

A three storey end of terraced mixed use property benefitting from double glazing, central heating and roller shutters. The property comprises a former Hairdressers/Beauty Parlour arranged over three floors. The ground floor is ready for continued use or alternatively a number of uses. To the first and second floors there are various rooms accessed via a separate side entrance and suitable for residential conversion to provide two self-contained flats or lettable rooms, subject to any consents.

### Situated

Fronting South Road and on the corner of Curzon Road off the A565 which runs between Liverpool and Southport and is approximately 4 miles north of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

### Ground Floor

**Shop** main sales area (former hairdressers) Kitchen, WC, Storeroom.

### Outside

Yard to rear.

### First Floor

WC, various rooms.

### Second Floor

Two rooms, storage cupboard.

